

LEGAL DESCRIPTION:

TRACT I:

Beginning at a 5/8" rebar set on the southern right-of-way line of Sweet Spring Lane (40' wide) as shown on a map for B & L Development Limited Liability Company showing a 77.20 acre parcel of land recorded in the Office of the County Clerk of Nicholas County on June 06, 1995 (Map File number not yet assigned); thence with Sweet Springs Lane the following two calls S 48° 35' 50" E 176.08 feet to a 5/8" rebar set; thence S 55° 06' 50" E 123.56' feet to a 5/8" rebar set, corner to "TRACT B" shown on attached plat; thence leaving Sweet Springs Lane and with "TRACT B" S 54° 42' 10" W 382.49 feet to a 5/8" rebar set; thence leaving "TRACT B" N 14° 29' 40" W 112.00 feet to a 5/8" rebar set; thence N 30° 56' 50" W 555.37 feet to a 5/8" rebar set; thence N 45° 10' 00" W 110.61 feet to a 5/8" rebar set; thence N 53° 58' 10" E 273.94 feet to the beginning and containing 2.01 acres, more or less, as surveyed in May, 1995 by Harrah Associates, 651 B Water Street, Summersville, WV 26651 and depicted as "TRACT A" on a plat attached hereto and made a part of this description.

TRACT II:

Beginning at a 5/8" rebar set on the southern right-of-way line of Sweet Spring Lane (40' wide) as shown on a map for B & L Development Limited Liability Company (to be hereinafter referred to as B & L) showing a 77.20 acre parcel of land recorded in the Office of the County Clerk of the Nicholas County on June 06, 1995, in Map File 40A, said rebar being corner to "TRACT A" shown on attached plat; thence leaving "TRACT A" and with Sweet Spring Lane the following three calls S 54° 53' 40" E 113.32 feet to a 5/8" rebar set; thence S 69° 38' 10" E 41.28 feet to a 3/4" rebar set, being the beginning of a non-tangent curve to the left having a radius point which bears N 75° 30' 50" E 35.00 feet; thence with said right-of-way line 67.38 feet along a curve to the left having a radius of 35.00 feet through a central angle of 110° 18' 00", at 21.49 feet passing the centerline of a 30' wide Recreational Trail Easement to which the herein described tract is subject to, as shown on the aforesaid map for B & L showing the 77.20 parcel, and continuing the total distance 67.38 feet to a 5/8" rebar set; thence leaving Sweet Spring Lane S 69° 38' 10" E 7.54 feet to a 5/8" rebar set 2.00' northwesterly of an eastern outside boundary line of B & L 352/480, Tract "C", of which this is a part, said boundary line being common with The United States of America Army Corps of Engineers (Summersville Lake Property); thence with a line 2.00 feet northwesterly of and parallel to said outside boundary line S 54° 25' 20" W 555.37 feet to a 3/4" rebar set; thence leaving the 2.00' offset line N 14° 29' 40" W 210.97 feet at 86.91 feet passing the centerline of the aforesaid Recreational Trail Easement and continuing the total distance of 210.97 feet to a 5/8" rebar set; thence N 54° 42' 10" E 382.49 feet to the beginning and containing 2.06 acres, more or less, as surveyed in May, 1995, by Harrah Associates, 651 B Water Street, Summersville, WV 26651 and depicted as "TRACT B" on a plat attached hereto and

made a part of this description. Meridian is oriented to U.S. Corps of Engineers boundary corners found NAD 27 geodetic north.